

NOVEMBER 11, 1954

AREA LEGAL

AREA LAND

RUBBER PLANTS
DEFENSE PLANT CORPORATION

Reference is made to Title Report "A" obtained in connection with captioned transaction.

Our Mr. Milano and Mr. Pettigrew examined the Official Records relative to the Deeds listed in Items 2, 4, and 5 of the Title Report and the following determinations:

The following Deeds shown in Items 4 and 5 are identical in their Easements, Reservations, Covenants, Conditions, and Restrictions to the Deed recorded in Book 19886, Page 95, a copy of which is supplied to you:

<u>Book</u>	<u>Page</u>
7356	343
10245	50
10251	14
10179	222
2709	206
7722	16
9304	229
10418	193
7776	176
14611	259
14593	193
7886	190
9921	358
15263	6
7727	399
4402	318
2670	213
7746	280
3000	30
2976	76

The following Deeds are identical to the instrument recorded in Book 19886, Page 95, as to Covenants, Conditions, and Restrictions in the Reservation of Rights and Easements in connection with water as shown therein:

<u>Book</u>	<u>Page</u>
3024	383 (copy supplied)
4408	165
4495	95
5365	199

The Deeds recorded in Book 3024, Page 383, and Book 5565, Page 199, as noted in Item 3 above, also contain a Reservation as follows: "Reserving an Easement and Right of Way for road and highway purposes in the easterly 15 feet of said lot together with the right of conveyance thereof". Book 3024, Page 383, pertains to Lot 41 and Book 5565, Page 199, pertains to Lot 46, both in Tract No. 4671.

Deeds shown in Item 2 of Title Report as recorded in Book 4872, Page 35, conveys Lot 244 of Duffay Place (sometimes known as West Adams Place) as per map recorded in Book 21, Pages 50 and 51 of Maps, Office of County Recorder. This is not a part of the land being examined, and we believe the Title Report is in error and this should be shown as Book 3672, Page 35.

The Deed shown in Item 2 of the Title Report as recorded in Book 7065, Page 177, contains the following language: "For a valuable consideration the undersigned Title Insurance and Trust Company, a corporation, does hereby grant to the County of Los Angeles an Easement for public road and highway purposes in the following real property situate in the said County of Los Angeles, State of California.

5 strips of land, 15 feet wide being the easterly 15 feet of Lots 41 to 46, inclusive, and the westerly 15 feet of Lots 49 and 51 to 57, inclusive, all in Tract No. 4671 as shown on map recorded in Book 56, Pages 30 and 31 of Maps, Records of Los Angeles County.

Also two strips of land 15 feet wide being the westerly 15 feet of Lots 214 and 27 of Tract No. 3612 as shown on map recorded in Book 40, Pages 5 and 6 of Maps, Records of Los Angeles County.

Also six strips of land 15 feet wide being the easterly 15 feet of Lots 40, 15, 18, 25, 45, 58, and 59 and the westerly 15 feet of Lots 7, 27, 36, 47, 56, and 58 of Tract No. 3239 as shown on map recorded in Book 37, Pages 27 and 28 of Maps, Records of Los Angeles County.

"To be known as Vermont Avenue."

We are currently obtaining copies of all instruments shown in Item 2 of the Title Report which are not now on hand except that instrument shown in Item 4 of above. We are obtaining the instrument we believe to be the correct one in that case. These will be forwarded to you as soon as received.

Please advise us if you wish to order copies of all instruments shown in Items 4 and 5 of the Title Report.

Original Signed by M. R. Howells

M. R. Howells

JHP:BJE